



FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

PLAN COMMISSION MEETING AGENDA
Thursday, February 6, 2025 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of January 23, 2025.

C. Public Hearing Business Matters

None.

D. Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

E. Business Matters

1. **Woodfield Trail Subdivision, Final Plat.** Subdivision with 13 single-family residential lots and two outlots for stormwater management and natural resource protection, on property located on South Sophia Court.

F. Adjournment

The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at 414- 425-7500.]

REMINDERS: Next Regular Plan Commission Meeting: March 6, 2025.

The February 20 meeting is cancelled.

City of Franklin
Plan Commission Meeting
January 23, 2025
Minutes

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the January 23, 2025 Plan Commission meeting to order at 6:01 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Commissioners Kevin Haley, Patrick Leon and Michael Shawgo. Excused was Commissioner Rebecca Specht and Alderwoman Courtney Day. Also present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Associate Planner Luke Hamill, Director of Administration Kelly Hersh, City Engineer Mike Paulos and Alderwoman Eichmann.

B. Approval of Minutes – Regular Meeting of January 9, 2025.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to approve the January 9, 2025 meeting minutes. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

- 1. Harbor Homes, Area Exception.** Request for an Area Exception from Section 15-3.0445F.1.(d) of Planned Development District No. 40 (Cape Crossing) of the Unified Development Ordinance to allow a front porch with a front yard setback of 24.7-feet, opposed to the required front yard setback of 25-feet, upon property located at 9428 S. Parkside Lane (Tax Key No. 890 1012 000).

Planning Manager Martinez-Montilva presented the Area Exception request.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 6:06 pm and closed at 6:06 pm.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of an application for an Area Exception from Section 15-3.0445F.1.(d) of Planned Development District No. 40 (Cape Crossing) of the Unified Development Ordinance to allow a front porch with a front yard setback of 24.7-feet, opposed to the required front yard setback of 25-feet, upon property located at 9428 S. Parkside Lane (Tax Key No. 890 1012 000). On voice vote, all voted ‘aye’; motion carried (4-0-2).

- 2. Minor site plans review standards in Planned Development District (PDD) No. 18, Major PDD Amendment.** The City of Franklin proposes to amend the text of the Planned Development District No. 18 Ordinance to streamline the site plan approval process in the Franklin Business Park (PDD No. 18) by allowing and adding standards for administrative review of minor site plans by Department of City Development staff exclusively.

Associate Planner Hamill presented the Planned Development District (PDD) Amendment request.

The Official Notice of Public Hearing was read in to the record by Associate Planner Hamill and the Public Hearing opened at 6:12 pm and closed at 6:13 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend Planned Development District No. 18 to allow for Minor Site Plan Amendments to be approved by City Development Staff. On voice vote, all voted 'aye'; motion carried (4-0-2).

- 3. Prime Pack LLC, Unified Development Ordinance (UDO) Text Amendment.** Request to amend Table 15-3.0603 of the Unified Development Ordinance to add Standard Industrial Classification Title No. 7389 "Business Services, Not Elsewhere Classified" as a permitted use in the B-3 Community Business District.

Associate Planner Hamill presented the Unified Development Ordinance (UDO) Text Amendment request. Applicant's representative Sam Schultz was present.

The Official Notice of Public Hearing was read in to the record by Associate Planner Hamill and the Public Hearing opened at 6:17 pm and closed at 6:17 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance Text at Table 15-5.0603 Standard Industrial Classification Title No. 7389 "Business Services, Not Elsewhere Classified" to allow such use as a permitted use in the B-3 Community Business District. On voice vote, all voted 'aye'; motion carried (4-0-2).

- 4. Unified Development Ordinance (UDO) Rewrite.** The City of Franklin proposes to repeal and replace its Unified Development Ordinance (UDO) and Zoning Map. A major component of the update includes consolidating redundant zoning districts to make the UDO and Zoning Map more user-friendly. This remapping action is not intended to "downzone" properties, affect property rights, or limit development potential – rather, it is intended to improve clarity around allowable uses, reduce confusion, and increase alignment between the UDO regulations and the type of development on the ground in Franklin.

Planning Manager Martinez-Montilva and Principal Planner Ecks presented the Unified Development Ordinance (UDO) Rewrite request.

The meeting recessed at 7:21 and reconvened at 7:31.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 7:34 pm and closed at 8:18 pm.

Commissioner Shawgo moved and Commissioner Haley seconded a motion to table this item to the March 6, 2025 meeting. On roll call vote, 3 voted 'aye', 1 abstention, and 2 absences; motion failed (3-0-3). The Chair chose to bring this item back to the March 6, 2025 meeting.

- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 9:34 p.m. and closed at 9:35 p.m.

- E. Business Matters**

- 1. Department of Public Works, Site Plan Amendment.** Request for approval of a Site Plan Amendment to revise the previously proposed berm and landscape plan, on property located at 7979 W. Ryan Road (896 9990 001).

Principal Planner Ecks presented the Site Plan Amendment request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to adopt a resolution approving a Site Plan Amendment for changes to the approved landscape plan and site design of the Department of Public Works Facility upon property located at 7979 W. Ryan Rd. (City of Franklin, Applicant and Property Owner). On voice vote, all voted 'aye'; motion carried (4-0-2).

- 2. Krones, Land Combination.** Land Combination Application for properties located at approximately 5921 W. Ryan Road bearing Tax Key Nos. 899 9991 002, 899 9991 003 and 899 9991 005.

Principal Planner Ecks presented the Land Combination request.

Commissioner Leon moved and Commissioner Shawgo seconded a motion to recommend approval of a resolution conditionally approving a land combination for Tax Key Nos. 899 9990 069; 899 9990 023; and 899 9990 024, (9600 S 58th St. and adjacent lots), (Krones Inc., applicant and owner). On voice vote, all voted 'aye'; motion carried (4-0-2).

F. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 9:42 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).



REPORT TO THE PLAN COMMISSION

Meeting of February 6, 2025

Final Plat

RECOMMENDATION: City Development staff recommends approval of the Woodfield Trail Final Plat, subject to the conditions set forth in the attached resolution.

Project name:	Woodfield Trail Subdivision, final plat
Property Owner:	Home Path Financial Limited Partnership
Applicant:	Jeff Kleiner, Home Path Financial Limited Partnership
Agent:	William Gentil, Stepping Stone Homes
Property Address/TKN:	South Sophia Court / 891 9054 000
Aldermanic District:	District 6
Zoning District:	R-8 Multiple-Family Residence District
Staff Planner:	Régulo Martínez-Montilva, AICP, CNUa, Planning Manager
Submittal date:	12-20-2024
Application number:	PPZ24-0208

Project Description/Analysis

The applicant received approval of a preliminary plat (Res. 2024-8235) for a 13-lot subdivision and is now requesting approval of this final plat. The applicant is proposing 13 residential lots and 2 outlots for stormwater management and natural resources. It’s worth noting that the Sophia Court right-of-way has already been dedicated to the city.

Staff provided a review memorandum to the applicant on January 14, 2025. The applicant submitted a revised plat on January 16, addressing staff comments regarding the plat (#1-2).

Regarding comment #3, a Special Use amendment (Res. 2024-8221) for this development has a condition which states that “The applicant must record the proposed sidewalk easement depicted on plan sheet C-15 dated April 9, 2024”. The applicant submitted a draft easement document, however, such document included clauses that raised concerns to city staff, such as “If Association, upon reasonable notice to the City, initiates improvements on the Condominium which would interfere with the use of the Easement Area, the City agrees to pay for the relocation of the Easement Area to accommodate for said improvements”. After working with the applicant, staff suggested that a dedication for public sidewalk would serve to meet the intent of this condition. The applicant is working on this revision to the plat as of writing of this report. Therefore, staff recommends the following condition (#9): The applicant must revise the label “sidewalk easement” located at the intersection of West Ryan Road and South Sophia Court to dedication for public sidewalk.

It’s worth noting that the applicant submitted a master grading plan to the Engineering Department and revised the subdivision layout to contain natural resources within outlots to address conditions of approval of the preliminary plat (Res. 2024-8235), specifically conditions #6 and #10.

Staff Recommendation

City Development staff recommends approval of the Woodfield Trail Final Plat, subject to the conditions set forth in the attached resolution.

RESOLUTION NO. 2025-_____

A RESOLUTION CONDITIONALLY APPROVING A
FINAL PLAT FOR WOODFIELD TRAIL SUBDIVISION
(SOUTH SOPHIA COURT)
(HOME PATH FINANCIAL LIMITED PARTNERSHIP, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a final plat for Woodfield Trail subdivision, such plat being a part of Lot 1 of Certified Survey Map No. 9338, as recorded in the Register of Deeds office for Milwaukee County as Document No. 11148158, in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, Home Path Financial Limited Partnership, applicant; said preliminary plat having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof at its meeting on _____, 2025, pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed final plat is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Final Plat of Woodfield Trail subdivision, as submitted by Home Path Financial Limited Partnership, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, and that all minor technical deficiencies within the Final Plat be rectified, all prior to the recording of the Final Plat.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Pursuant to §236.13(1) and (2), Stats., pertaining to conditions of plat approval and the provision of public improvements reasonably necessary, respectively, and §15-8.0101 and §15-2.0303 of the Unified Development Ordinance, pertaining to required improvements and the financial security to be provided therefore as conditions of plat approval, the required improvements prescribed in the Unified Development

Ordinance for land divisions are required as a condition of the approval of the Final Plat for Woodfield Trail subdivision; a Subdivision Development Agreement (“Subdivider’s Agreement”), as may be approved by the Common Council upon the recommendation of the City Engineer and as secured by a letter of credit or a performance bond in form as approved by the City Attorney, shall provide for the furnishing, construction and installation of the required improvements and such other matters as set forth therein, and shall be entered into and executed by Home Path Financial Limited Partnership, prior to the recording of the Final Plat.

4. Each and any easement shown on the Final Plat shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Final Plat.
5. That any and all submissions, reviews and approvals, for any and all matters required to be submitted, reviewed and/or approved within the final plat application process as specified within the Unified Development Ordinance, which may not have been submitted, reviewed and/or approved as of the date of adoption of this Resolution, if any, including for matters of utility easements, a declaration of deed restrictions and protective covenants, conservation easements, other public purpose easements, stormwater management agreements, and homeowners’ association legal instruments, shall be so submitted, reviewed and/or approved, prior to the recording of the Final Plat.
6. Home Path Financial Limited Partnership, successors and assigns and any developer of Woodfield Trail subdivision shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for Woodfield Trail subdivision, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
7. The approval granted hereunder is conditional upon Home Path Financial Limited Partnership and the Woodfield Trail subdivision project located at South Sophia Court: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
8. The Woodfield Trail subdivision project shall be developed in substantial compliance with the terms and provisions of this Resolution.

WOODFIELD TRAIL – FINAL PLAT

RESOLUTION NO. 2025-_____

Page 3

- 9. The applicant must revise the label “sidewalk easement” located at the intersection of West Ryan Road and South Sophia Court to dedication for public sidewalk, prior to recording of the Final Plat.
- 10. Declaration of deed restrictions, protective covenants, and the legal instruments and rules for any proposed Wisconsin non-profit membership corporation (homeowners association) whereby the subdivider intends to regulate land uses in the proposed subdivision and otherwise protect the proposed development are subject to review by the City pursuant to the Unified Development Ordinance Section 15-7.0603.
- 11. Final Engineering Department approval of the grading, erosion control and storm water management plan is required prior to recording the Final Plat.
- 12. Any proposed subdivision monument sign(s) shall be subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Department of City Development.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

APPROVED:

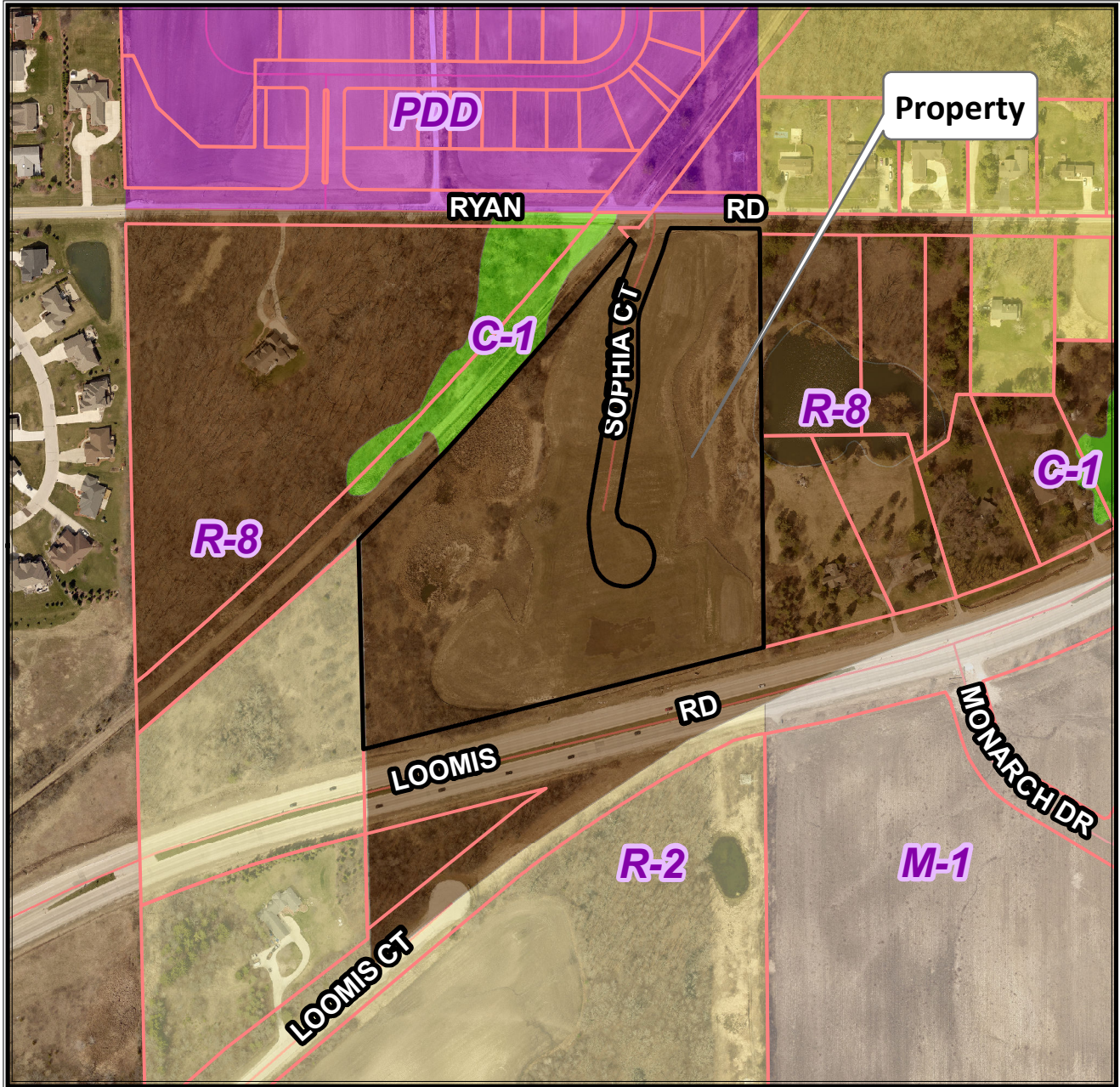
John R. Nelson, Mayor

ATTEST:

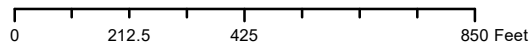
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

9524 S. Sophia Court
TKN 891 9054 000



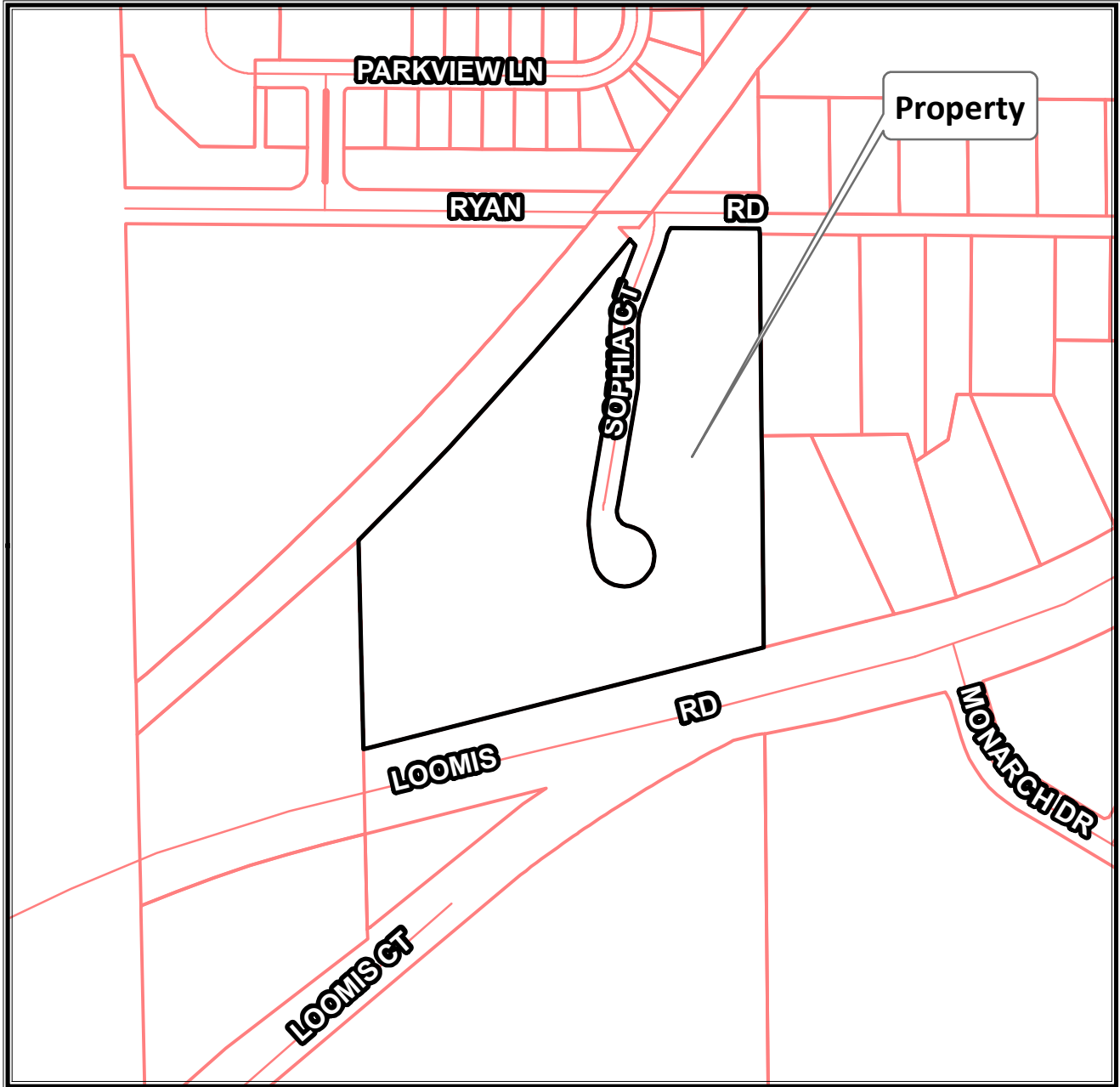
Planning Department
(414) 425-4024



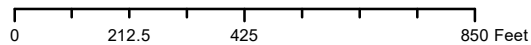
2021 Aerial Photo

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

9524 S. Sophia Court
TKN 891 9054 000



Planning Department
(414) 425-4024



This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



MEMORANDUM

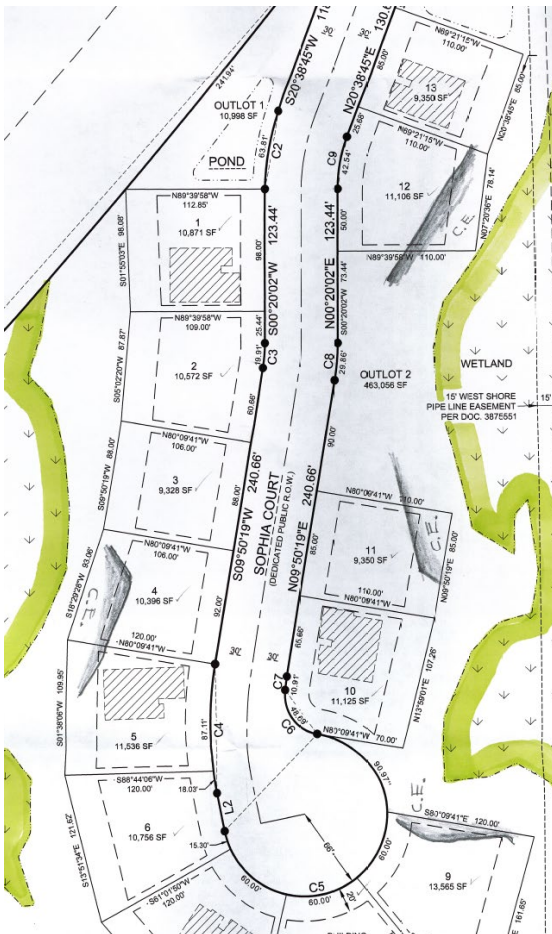
Date: January 14, 2025
To: William Gentil. Stepping Stone Homes
From: Régulo Martínez-Montilva, Planning Manager
City of Franklin, Department of City Development
RE: Review comments for final plat application regarding the proposed
Woodfield Trail Subdivision. 9524 S Sophia Ct

Below are review comments and recommendations for the above-referenced application submitted by Home Path Financial Limited Partnership and deemed complete for review on December 20, 2024.

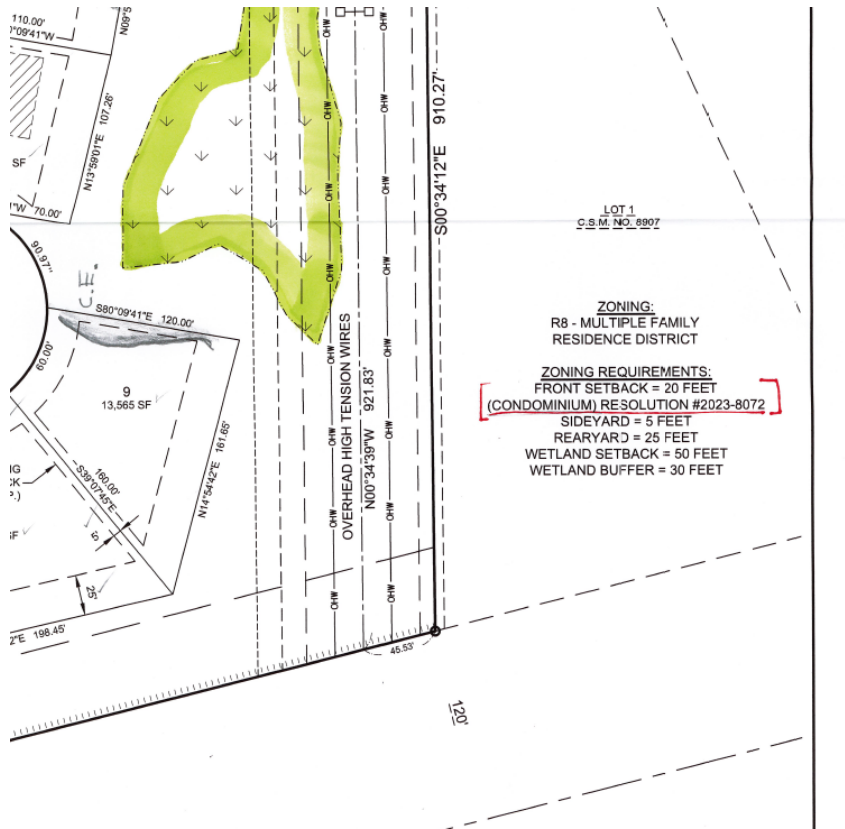
Department of City Development comments

Unified Development Ordinance (UDO) Table 15-3.0209A, R-8 Multiple- Family Residence District Development Standards.

1. **Building pads encroaching into conservation easement.** Per conservation easement restrictions, construction is not allowed in the conservation easement area. Building pads of lots 4,5, 9, 11 and 12 are encroaching into the conservation easement area, please revise.



2. **Reduced front setback note.** In sheet 1, zoning requirements, there is a note referring to the condominium resolution for reduced front setback of 20 feet instead of 25 feet required by ordinance. This setback reduction was granted by a variance on Jan 27, 2022 (letter attached), not by the condominium resolution, please revise this note.



3. The recreational trail easement document was received on January 10 and it's currently under review. Staff may send you review comments separately (if any).
4. Pursuant to the Unified Development Ordinance Section 15-7.0603C, please submit the legal instruments for any proposed Wisconsin non-profit membership corporation (homeowner's association).

Engineering Department comments

5. Please show at least two offset distances from the lot lines per existing structures.

Inspection Services Department comments

6. Inspection Services has no comments on the proposal at this time.

Police Department comments

7. The PD has no comments or concerns.

Planning Department 9229 West Loomis Road Franklin, Wisconsin 53132 (414) 425-4024 franklinwi.gov	
APPLICATION DATE: <u>12/16/2024</u> STAMP DATE: <u>city use only</u>	

LAND DIVISION REVIEW APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: Jeff Kleiner	NAME: William Gentil
COMPANY: Home Path Financial Limited Partnership	COMPANY: Home Path Financial Limited Partnership
MAILING ADDRESS: 19435 W Capitol Dr, Ste 104	MAILING ADDRESS: 19435 W Capitol Dr, Ste 102
CITY/STATE: Brookfield, WI	CITY/STATE: Brookfield, WI
ZIP: 53045	ZIP: 53007
PHONE: (414) 312-3345	PHONE: (414) 312-3345
EMAIL ADDRESS: wgentil@myhomepath.com	EMAIL ADDRESS: wgentil@myhomepath.com

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS:	TAX KEY NUMBER:
PROPERTY OWNER: Home Path Financial Limited Partnership	PHONE:
MAILING ADDRESS: 19435 W Capitol Dr, Ste 104	EMAIL ADDRESS:
CITY/STATE: Brookfield, WI	DATE OF COMPLETION: office use only
ZIP: 53045	

APPLICATION TYPE

Please check the application type that you are applying for

- Affidavit of Correction (Plat)
 Certified Survey Map
 Condominium Plat
 Land Combination
 Right of Way Vacation
 Final Subdivision Plat
 Preliminary Subdivision Plat

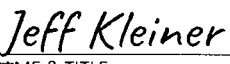

Most requests require Plan Commission review and Common Council approval.
 Applicant is responsible for providing Plan Commission resubmittal materials up to 11 copies pending staff request and comments.

SIGNATURES

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

I, the applicant, certify that I have read the following page detailing the requirements for land division approvals and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE: 
DATE: 12/16/24	DATE: 12/16/24
NAME & TITLE: Jeff Kleiner, President	NAME & TITLE: William Gentil, Authorized Signor
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE:	NAME & TITLE:
DATE:	DATE:

CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

AFFIDAVIT OF CORRECTION APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$210 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) folded full size, drawn to scale copies of the Plat of Affidavit of Correction (*See Section 59.43(2)(m) of the Wisconsin Statutes for information that must be included on the correction instrument.*)
- Email or flash drive with all plans / submittal materials.
 - Applications for an Affidavit of Correction shall comply with Section 236.295 of the Wisconsin Statutes.

CERTIFIED SURVEY MAP APPLICATION MATERIALS

- \$75 Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds
 - One (1) map copy for Milwaukee County Review, *prepared at 8 1/2" X 14" on durable white paper and must be clearly legible.*
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$2,500 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - One (1) original and two (2) copies, *prepared at 8 1/2" X 14" on durable white paper and must be clearly legible.*
 - As may be required, three (3) copies of a Natural Resource Protection Plan and Report, *see Division 15-9.0309D of the UDO.*
 - If applicable, three (3) copies of a Landscape Plan for any buffer yard easement areas.
- If applicable, one (1) copy of the Site Intensity and Capacity Calculations, *see Division 15-3.0500.*
- Email or flash drive with all plans / submittal materials.
 - All Certified Survey Map requests shall comply with Chapter 236 of the Wisconsin State Statutes.
 - Applicants are responsible for review copies for the county subject to Milwaukee County Requirements

CONDOMINIUM PLAT APPLICATION MATERIALS

- \$100 Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$1,000 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) full size copies of the Condominium Plats/Plans, *drawn to scale, on 14" X 22" paper, per s. 703.11 (2) (d) Wis. Stats.*
- If applicable, Two (2) copies of the Declarations and By-Laws *per UDO Section 15-7.0603A. For administrative review and approval.*
- Email or flash drive with all plans / submittal materials.
 - Within 60 days of the date of complete filing, Common Council shall approve, conditionally approve, or reject the Final Plat, unless the time is extended by agreement with the Subdivider.

LAND COMBINATION APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$675 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) copies of a boundary survey of the parcels *to be combined graphically showing the relationship to street access and to adjoining properties.*
- Email or flash drive with all plans / submittal materials.
 - Review and consideration of Land Combination approvals shall be in accordance with Section 15-9.0312(B) of the Unified Development Ordinance.

PROJECT PROPERTY #2
PROPERTY ADDRESS:
TAX KEY NUMBER:

RIGHT-OF-WAY VACATION APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$500 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) Plat of Survey of the area to be vacated, *drawn to scale at least 11" X 14"*.
- Email or flash drive with all plans / submittal materials.
 - Common Council will set a Public Hearing date, take final action, and record the document of approval with Milwaukee County Register of Deeds.

FINAL SUBDIVISION PLAT APPLICATION MATERIALS

- \$100 Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds *[only applicable if Preliminary Plat was not submitted]*
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$1,700 Application fee payable to the City of Franklin.
- Word Document legal description of the subject property.
- One (1) copy of the Department of Administration "Letter of Certification"
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) full size copies of the Final Plat, *drawn to scale on 22" X 30" paper, per s. 236.25(2) (a) Wis. Stats, and Division 15-7.600 FINAL PLAT of the UDO*
- Email or flash drive with all plans / submittal materials.
 - Within 60 days of the date of complete filing, Common Council shall approve, conditionally approve, or reject the Final Plat, unless the time is extended by agreement with the Subdivider.

PRELIMINARY SUBDIVISION PLAT APPLICATION MATERIALS

- \$150 Milwaukee County Review Fee, payable to Milwaukee County Register of Deeds
- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$5,000 Application fee payable to the City of Franklin plus developers deposit*
- (*) \$3,000 developers deposit is required in addition to filing fees at the time of submittal, it may require replenishment
- Word Document legal description of the subject property.
- One (1) copy of the Department of Administration "Request for Land Subdivision Plat Review" and "WISDOT Subdivision Review Request" *if applicable. Per s. 236.12 (4m) Wis. Stats. The surveyor must submit copies of the plat directly to all approving agencies.*
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) full size copies of the Preliminary Plat, *drawn to scale on 22" x 30" paper, per s. 236.25(2) (a) Wis. Stats.*
 - Three (3) full size copies of the Natural Resource Protection Plan [and report], *on 22" x 30" paper, per Division 15-7.0200 of the UDO, if applicable.*
 - Three (3) full size copies of the Landscape Plan, *on 22" x 30" paper for any landscape bufferyard easement areas per Division 15-7.0300 of the UDO.*
- One (1) copy of the Site Intensity and Capacity Calculations, *if applicable (see division 15-3.0500 of the UDO)*
- Email or flash drive with all plans / submittal materials.
 - Within 90 days of the date of complete filing, Common Council shall approve, conditionally approve, or reject the Plat, unless the time is extended by agreement with the Subdivider.



January 24, 2025

City of Franklin
9229 W Loomis Rd
Franklin, WI 53132

Re: Changes to Final Plat for Woodfield Trail

Dear Mr. Martínez-Montilva,

In response to the comments and requests made by the City of Franklin regarding the final plat for the Woodfield Trail subdivision.

We have carefully reviewed all feedback provided, and I am pleased to inform you that all the requested changes have been addressed. The updated final plat now reflects the necessary revisions.

Please find the revised final plat enclosed for your review. Should there be any further clarifications or additional modifications required, we are happy to work with the City to ensure that all conditions are met and the development can move forward smoothly.

Thank you for your attention to this matter. We look forward to your feedback and to finalizing the plat for the Woodfield Trail project.

Home Path Financial, LP
William Gentil
Land and Development Team

Attachments:
Project Narrative
Legal Description
Department of Administration Letter
(separate PDF) 809.60B FINAL PLAT 20251016

5116 N 126th St
Butler, WI 53007
www.myhomepath.com
Facebook.com/HomePathFinancial

"Home Path Financial ~ Opening a Path to Success"

Being a part of Lot 1 of Certified Survey Map No. 9338, as recorded in the Register of Deeds office for Milwaukee County as Document No. 11148158, in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 30; thence North $89^{\circ}31'45''$ West along the north line of said Northwest 1/4, 1325.63 feet; thence South $00^{\circ}34'12''$ East, 33.00 feet to the northeast corner of Lot 1 of said Certified Survey Map No. 9338 and the Point of Beginning;

Thence continuing South $00^{\circ}34'12''$ East along the east line of said Lot 1, 910.27 feet to the north right of way line of West Loomis Road - State Trunk Highway "45" & "36"; thence South $75^{\circ}45'51''$ West along said north right of way line, 897.94 feet to the west line of said Lot 1; thence North $01^{\circ}15'54''$ West along said west line, 454.13 feet to the south line of the Wisconsin Electric Power Company right of way, as recorded in the Register of Deeds office for Milwaukee County in Volume 1395, Page 367, and a point on a curve; thence northeasterly 880.75 feet along said south line and the arc of said curve to the left, whose radius is 7877.60 feet and whose chord bears North $42^{\circ}00'54''$ East, 880.29 feet to the right of way line of Woodfield Court; thence the following courses along said right of way: South $42^{\circ}02'04''$ East, 17.66 feet; South $20^{\circ}38'45''$ West, 118.92 feet to a point of curvature; Southwesterly 63.81 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears South $10^{\circ}29'23''$ West, 63.48 feet; South $00^{\circ}20'02''$ West, 123.44 feet to a point of curvature; Southwesterly 19.91 feet along the arc of said curve to the right, whose radius is 120.00 feet and whose chord bears South $05^{\circ}05'10''$ West, 19.88 feet; South $09^{\circ}50'19''$ West, 240.66 feet to a point of curvature; Southeasterly 105.14 feet along the arc of said curve to the left, whose radius is 280.00 feet and whose chord bears South $00^{\circ}55'07''$ East, 104.52 feet; South $11^{\circ}40'33''$ East, 31.00 feet to a point of curvature; Northeasterly 286.27 feet along the arc of said curve to the left, whose radius is 66.00 feet and whose chord bears North $44^{\circ}04'02''$ East, 109.10 feet to a point of reverse curve; Northwesterly 48.69 feet along the arc of said reverse curve, whose radius is 32.00 feet and whose chord bears North $36^{\circ}35'49''$ West, 44.13 feet to a point of compound curve; Northeasterly 10.91 feet along the arc of said compound curve to the right, whose radius is 220.00 feet and whose chord bears North $08^{\circ}25'02''$ East, 10.91 feet; North $09^{\circ}50'19''$ East, 240.66 feet to a point of curvature; Northeasterly 29.86 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears North $05^{\circ}05'10''$ East, 29.83 feet; North $00^{\circ}20'02''$ East, 123.44 feet to a point of curvature; Northeasterly 42.54 feet along the arc of said curve to the right, whose radius is 120.00 feet and whose chord bears North $10^{\circ}29'23''$ East, 42.32 feet; North $20^{\circ}38'45''$ East, 130.68 feet to a point of curvature; Northeasterly 36.20 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears North $14^{\circ}53'05''$ East, 36.14 feet; North $30^{\circ}27'21''$ East, 15.00 feet to the south right of way line of West Ryan Road; Thence South $89^{\circ}31'45''$ East along said south right of way line, 193.14 feet to the Point of Beginning.



Re: Woodfield Trail Re-Platting

The owner of this property is looking to change the way ownership is passed to purchasers. It would go from detached condo ownership to detached single family ownership.

This would remain as 13 lots and there will be 1 single family home built on each lot.

All building pads are below 35% of the lot area in conformance with the minimum lot coverage requirements.

Thank you for your consideration.

Home Path Financial, LP
Ken Frank
Director of Land and Development

5116 N 126th St
Butler, WI 53007
www.myhomepath.com
[Facebook.com/HomePathFinancial](https://www.facebook.com/HomePathFinancial)

"Home Path Financial ~ Opening a Path to Success"



TONY EVERS
GOVERNOR
KATHY BLUMENFELD
SECRETARY
Plat Review
PO Box 1645, Madison WI 53701
E-mail: plat.review@wi.gov
<https://doa.wi.gov/platreview>

October 26, 2024

John Konopacki
PINNACLE ENGINEERING GROUP LLC
john.konopacki@pinnacle-engr.com

FILE NO. 122032
Woodfield Trail
City of Franklin, Milwaukee County

Dear John Konopacki:

You have submitted the preliminary plat of Woodfield Trail for review. The Department of Administration must withhold certification of this preliminary plat due to objections by the Milwaukee County Planning Agency.

DEPARTMENT OF ADMINISTRATION COMMENTS:

We have examined and find that this preliminary plat appears to conform with the applicable layout requirements of ss. 236.16 and 236.20, Wis. Stats.

DEPARTMENT OF TRANSPORTATION:

The Department of Transportation is an objecting agency on this plat. On 09/24/2024 we transmitted the plat to them for review. On 10/15/2024, we were notified that they do not object to this plat.

COUNTY PLANNING AGENCY:

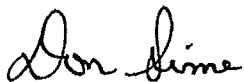
The Milwaukee County Planning Agency is an objecting agency on this plat. On 09/24/2024 we transmitted copies to them for review. On 10/09/2024, we were notified that they object to this plat.

Local government units, during their review of the plat, will resolve, when applicable, that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewerage;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- includes service or is serviceable by necessary utilities.

If there are any questions concerning this review or preparation and submittal of the final plat, please contact our office as listed above.

Regards,

A handwritten signature in black ink that reads "Don Sime". The signature is written in a cursive, flowing style.

Don Sime, PLS
Plat Review

cc: Owner
Clerk, City of Franklin
Milwaukee County Planning Agency
Department of Transportation

PLAT RECEIVED FROM SURVEYOR ON 09/24/2024; REVIEWED ON 10/26/2024

WOODFIELD TRAIL SUBDIVISION

Being all of WOODFIELD TRAIL ADDENDUM NO. 1, a Condominium, in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - ▽ - Denotes Wetland
 - SF - Denotes lot areas to the nearest square foot.
 - ||||| - Denotes "Restricted Access"
 - ⊗ - Denotes High Tension Tower
 - ▨ - Denotes Existing Building

All other corners marked by a set 3/4" x 18" Iron Rebar, 15 LBS./FT./ All measurements have been made to the nearest one-hundredth of a foot. All angular measurements have been made to the nearest one second.

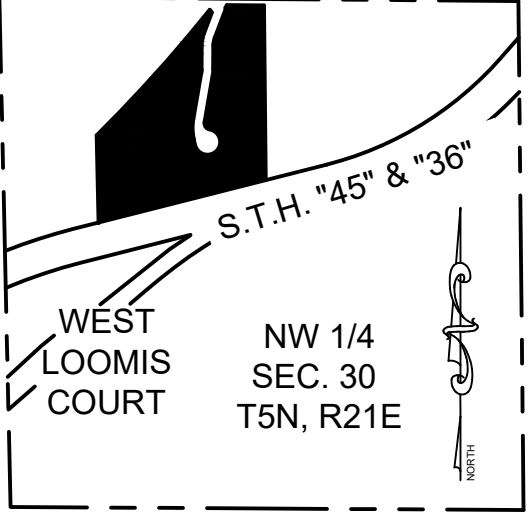
NW CORNER, NW 1/4 SEC. 30, T5N, R21E
N=324,119.49
E=2,517,459.25
(FOUND CONC. MON. W/ BRASS CAP)

N89°31'45"W 2703.66'
NORTH LINE OF THE NW 1/4 SEC. 30, T5N, R21E
N89°31'45"W 1378.03'

WEST RYAN ROAD
(VARIABLE PUBLIC R.O.W.)

NE CORNER, NW 1/4 SEC. 30, T5N, R21E
N=324,097.27; E=2,520,162.66
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

VICINITY MAP
SCALE 1"=1000'

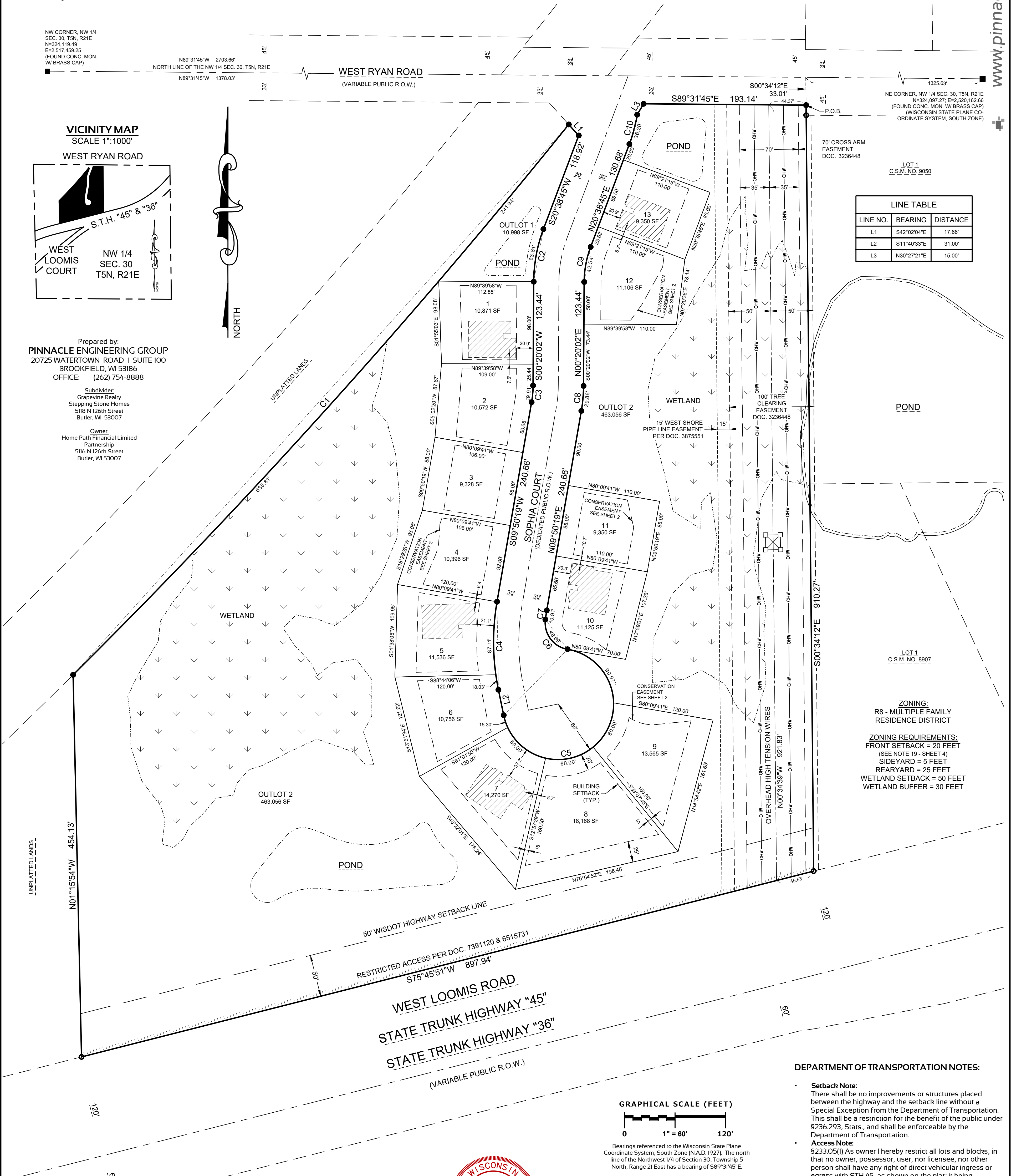


Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

Subdivider:
Grapevine Realty
Stepping Stone Homes
5118 N 126th Street
Butler, WI 53007

Owner:
Home Path Financial Limited
Partnership
5116 N 126th Street
Butler, WI 53007

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S42°02'04"E	17.66'
L2	S11°40'33"E	31.00'
L3	N30°27'21"E	15.00'

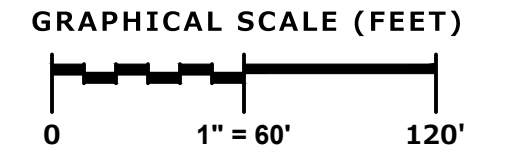


ZONING:
R8 - MULTIPLE FAMILY RESIDENCE DISTRICT

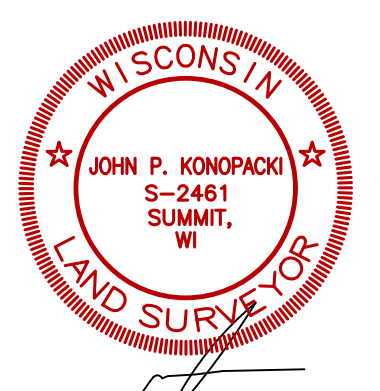
ZONING REQUIREMENTS:
FRONT SETBACK = 20 FEET
(SEE NOTE 19 - SHEET 4)
SIDEYARD = 5 FEET
REARYARD = 25 FEET
WETLAND SETBACK = 50 FEET
WETLAND BUFFER = 30 FEET

DEPARTMENT OF TRANSPORTATION NOTES:

- Setback Note:** There shall be no improvements or structures placed between the highway and the setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under 5236.293, Stats., and shall be enforceable by the Department of Transportation.
- Access Note:** 5233.05(1) As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH 45, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to 5236.293, Stats., and shall be enforceable by the Department of Transportation.
- Noise Note:** The lots of this land division may experience noise at the levels exceeding the levels in 5Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East has a bearing of S89°31'45"E.



DECEMBER 23, 2024
REVISED: JANUARY 16, 2025

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

WOODFIELD TRAIL SUBDIVISION

Being all of WOODFIELD TRAIL ADDENDUM NO. 1, a Condominium, in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

- LEGEND:**
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 - - Denotes Found 3/4" Iron Rebar
 - ↘ - Denotes Wetland
 - SF - Denotes lot areas to the nearest square foot.
 - ▭ - Denotes "Restricted Access"
 - ▨ - Denotes Existing Building

All other corners marked by a set 3/4" x 18" Iron Rebar, 15 LBS./FT.
All measurements have been made to the nearest one-hundredth of a foot.
All angular measurements have been made to the nearest one second.

NW CORNER, NW 1/4 SEC. 30, T5N, R21E
N=324.119.49
E=2517.459.25
(FOUND CONC. MON. W/ BRASS CAP)

N89°31'45"W 2703.66'
NORTH LINE OF THE NW 1/4 SEC. 30, T5N, R21E
N89°31'45"W 1378.03'

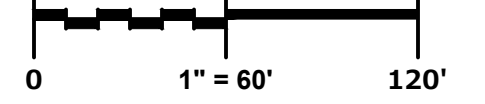
WEST RYAN ROAD
(VARIABLE PUBLIC R.O.W.)

NE CORNER, NW 1/4 SEC. 30, T5N, R21E
N=324.097.27; E=2520.162.66
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

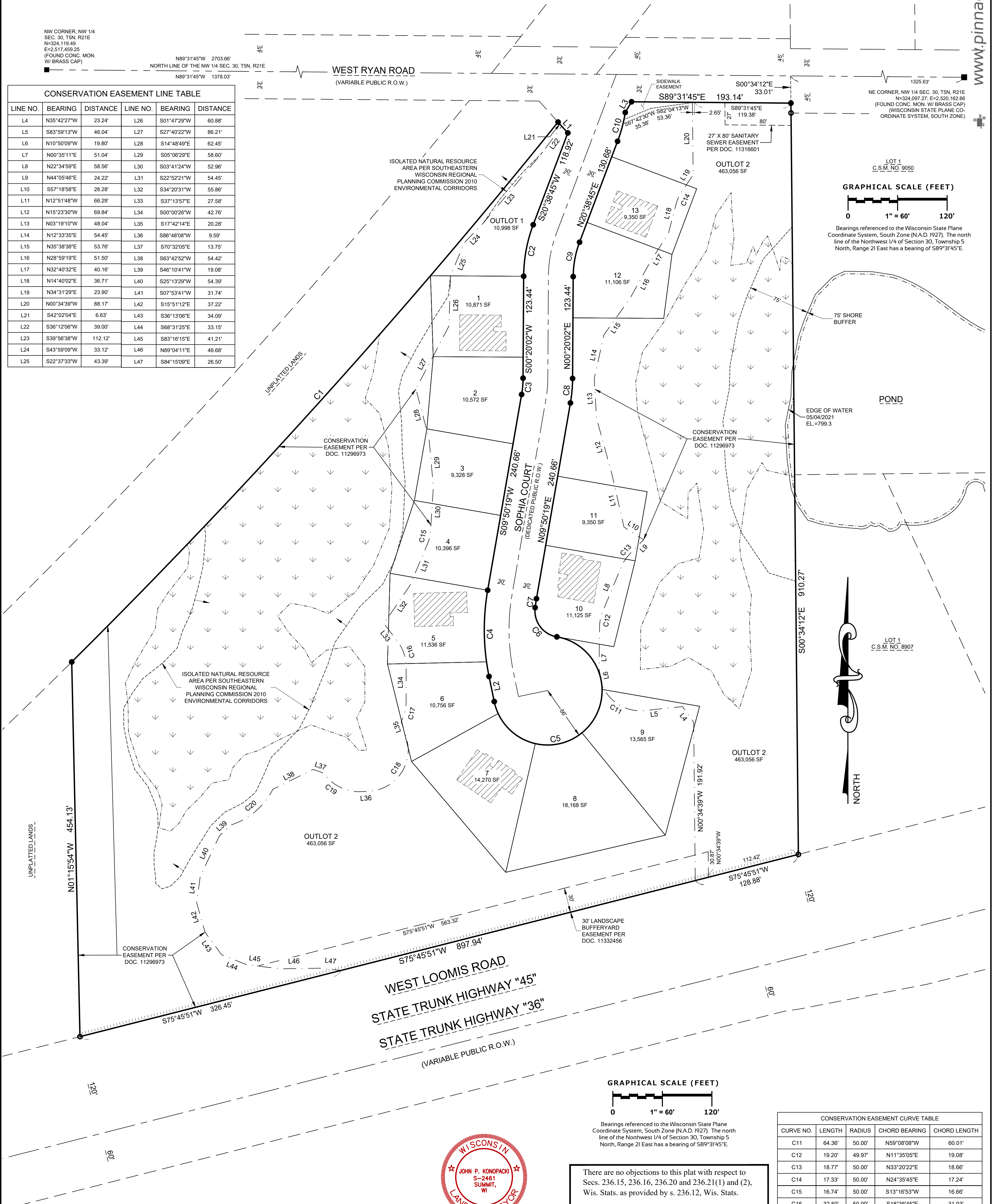
CONSERVATION EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L4	N35°42'27"W	23.24'	L26	S01°47'29"W	60.88'
L5	S83°59'13"W	46.04'	L27	S27°40'22"W	86.21'
L6	N10°50'09"W	19.80'	L28	S14°48'49"E	62.45'
L7	N00°35'11"E	51.04'	L29	S05°06'29"E	58.60'
L8	N22°34'59"E	58.56'	L30	S03°41'24"W	52.96'
L9	N44°05'46"E	24.22'	L31	S22°52'21"W	54.45'
L10	S57°18'58"E	28.28'	L32	S34°20'31"W	55.66'
L11	N12°51'48"W	66.29'	L33	S37°13'57"E	27.58'
L12	N15°23'30"W	69.84'	L34	S00°00'26"W	42.76'
L13	N03°19'10"W	48.04'	L35	S17°42'14"E	20.28'
L14	N12°33'35"E	54.45'	L36	S86°48'08"W	9.59'
L15	N35°38'38"E	53.76'	L37	S70°32'05"E	13.75'
L16	N28°59'19"E	51.50'	L38	S63°42'52"W	54.42'
L17	N32°40'32"E	40.16'	L39	S46°10'41"W	19.08'
L18	N14°40'02"E	36.71'	L40	S25°13'29"W	54.39'
L19	N34°31'29"E	23.90'	L41	S07°53'41"W	31.74'
L20	N00°34'39"W	88.17'	L42	S15°51'12"E	37.22'
L21	S42°02'04"E	6.63'	L43	S36°13'06"E	34.09'
L22	S36°12'06"W	39.00'	L44	S68°31'25"E	33.15'
L23	S39°56'38"W	112.12'	L45	S83°16'15"E	41.21'
L24	S43°59'09"W	33.12'	L46	N89°04'11"E	46.68'
L25	S22°37'33"W	43.39'	L47	S84°15'09"E	26.50'

GRAPHICAL SCALE (FEET)

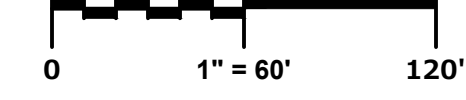


Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East has a bearing of S89°31'45"E.



LOT 1
C.S.M. NO. 8907

GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East has a bearing of S89°31'45"E.

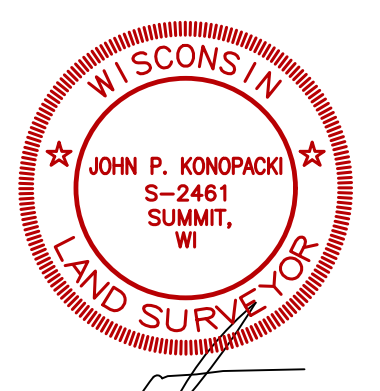
CONSERVATION EASEMENT CURVE TABLE

CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C11	64.36'	50.00'	N59°08'08"W	60.01'
C12	19.20'	49.97'	N11°35'05"E	19.08'
C13	18.77'	50.00'	N33°20'22"E	18.66'
C14	17.33'	50.00'	N24°35'45"E	17.24'
C15	16.74'	50.00'	S13°16'53"W	16.66'
C16	32.50'	50.00'	S18°36'45"E	31.93'
C17	24.73'	50.28'	S14°08'07"W	24.48'
C18	91.20'	50.00'	S34°32'57"W	79.07'
C19	52.97'	51.96'	N63°48'47"W	50.70'
C20	68.79'	86.36'	S49°37'28"W	66.98'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



DECEMBER 23, 2024
REVISED JANUARY 16, 2025

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY: ST

WOODFIELD TRAIL SUBDIVISION

Being all of WOODFIELD TRAIL ADDENDUM NO. 1, a Condominium, in the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

- LEGEND:**
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 - ▤ - Denotes "Restricted Access"
 - ▧ - Denotes Existing Building

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All measurements have been made to the nearest one-hundredth of a foot.
All angular measurements have been made to the nearest one second.

NW CORNER, NW 1/4 SEC. 30, T5N, R21E
N=324.119.49
E=2,517.459.25
(FOUND CONC. MON. W/ BRASS CAP)

N89°31'45"W 2703.66'
NORTH LINE OF THE NW 1/4 SEC. 30, T5N, R21E
N89°31'45"W 1378.03'

WEST RYAN ROAD
(VARIABLE PUBLIC R.O.W.)

STORM WATER POND AND ACCESS EASEMENT PER DOC. 11396054 & 11396055

NE CORNER, NW 1/4 SEC. 30, T5N, R21E
N=324.097.27; E=2,520.162.66
(FOUND CONC. MON. W/ BRASS CAP)
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

LINE NO.	BEARING	DISTANCE
L26	N29°38'48"E	11.92'
L27	N35°27'54"E	47.73'
L28	N19°29'41"E	54.03'
L29	N00°14'55"W	30.02'
L30	N14°00'30"W	52.28'
L31	S75°59'30"W	20.00'
L32	S14°00'15"E	54.69'
L33	S00°14'55"E	35.91'
L34	S19°29'41"W	60.32'
L35	S35°27'54"W	49.52'
L36	S29°38'48"W	20.47'
L37	N80°39'54"W	21.13'
L38	N09°20'10"E	20.00'
L39	S80°39'54"E	21.43'
L40	S58°54'56"E	40.33'
L41	S61°01'50"W	84.00'
L42	S23°10'29"W	50.00'
L43	S36°58'12"E	75.00'
L44	S86°13'01"E	64.00'
L45	N24°00'08"E	100.00'
L46	S65°59'52"E	20.00'
L47	S24°00'08"W	109.98'
L48	N86°13'01"W	74.50'
L49	N24°28'48"E	21.38'
L50	S43°59'04"W	25.00'
L51	S66°17'27"E	14.75'
L52	S23°42'33"W	17.12'
L53	S66°17'27"E	20.00'
L54	N23°42'33"E	20.04'
L55	N01°27'38"W	77.89'
L56	N88°32'22"E	20.00'
L57	S01°27'38"E	76.89'



UNPLATTED LANDS

C1

C2

C3

C4

C5

C6

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WOODFIELD TRAIL SUBDIVISION

Being all of WOODFIELD TRAIL ADDENDUM NO. 1, a Condominium, in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided all of WOODFIELD TRAIL ADDENDUM NO. 1, a Condominium, as recorded in the Register of Deeds office for Milwaukee County as Document No. 11379595 and Dissolved by Document No. _____, being a part of Lot 1 of Certified Survey Map No. 9338, as recorded in the Register of Deeds office for Milwaukee County as Document No. 11148158, in the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 30; thence North 89°31'45" West along the north line of said Northwest 1/4, 1325.63 feet; thence South 00°34'12" East, 33.00 feet to the northeast corner of Lot 1 of said Certified Survey Map No. 9338 and the Point of Beginning;

Thence continuing South 00°34'12" East along the east line of said Lot 1, 910.27 feet to the north right of way line of West Loomis Road - State Trunk Highway "45" & "36"; thence South 75°45'51" West along said north right of way line, 897.94 feet to the west line of said Lot 1; thence North 01°15'54" West along said west line, 454.13 feet to the south line of the Wisconsin Electric Power Company right of way, as recorded in the Register of Deeds office for Milwaukee County in Volume 1395, Page 367, and a point on a curve; thence northeasterly 880.75 feet along said south line and the arc of said curve to the left, whose radius is 7877.60 feet and whose chord bears North 42°00'54" East, 880.29 feet to the right of way line of Sophia Court; thence the following courses along said right of way:

South 42°02'04" East, 17.66 feet; South 20°38'45" West, 118.92 feet to a point of curvature; Southwesterly 63.81 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears South 10°29'23" West, 63.48 feet; South 00°20'02" West, 123.44 feet to a point of curvature; Southwesterly 19.91 feet along the arc of said curve to the right, whose radius is 120.00 feet and whose chord bears South 05°05'10" West, 19.88 feet; South 09°50'19" West, 240.66 feet to a point of curvature; Southeasterly 105.14 feet along the arc of said curve to the left, whose radius is 280.00 feet and whose chord bears South 00°55'07" East, 104.52 feet; South 11°40'33" East, 31.00 feet to a point of curvature; Northeasterly 286.27 feet along the arc of said curve to the left, whose radius is 66.00 feet and whose chord bears North 44°04'02" East, 109.10 feet to a point of reverse curve; Northwesterly 48.69 feet along the arc of said reverse curve, whose radius is 32.00 feet and whose chord bears North 36°35'49" West, 44.13 feet to a point of compound curve; Northeasterly 10.91 feet along the arc of said compound curve to the right, whose radius is 220.00 feet and whose chord bears North 08°25'02" East, 10.91 feet; North 09°50'19" East, 240.66 feet to a point of curvature; Northeasterly 29.86 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears North 05°05'10" East, 29.83 feet; North 00°20'02" East, 123.44 feet to a point of curvature; Northeasterly 42.54 feet along the arc of said curve to the right, whose radius is 120.00 feet and whose chord bears North 10°29'23" East, 42.32 feet; North 20°38'45" East, 130.68 feet to a point of curvature; Northeasterly 36.20 feet along the arc of said curve to the left, whose radius is 180.00 feet and whose chord bears North 14°53'05" East, 36.14 feet; North 30°27'21" East, 15.00 feet to the south right of way line of West Ryan Road;

Thence South 89°31'45" East along said south right of way line, 193.14 feet to the Point of Beginning.

Containing 624,447 square feet (14.3353 acres) of land Gross.

That I have made such survey, land division and map by the direction of HOME PATH FINANCIAL LIMITED PARTNERSHIP, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division 15 in surveying, mapping and dividing the lands within the subdivision.

John P. Konopacki
Professional Land Surveyor S-2461



DATE: DECEMBER 23, 2024
REVISED: JANUARY 16, 2025

OWNER'S CERTIFICATE OF DEDICATION

HOME PATH FINANCIAL LIMITED PARTNERSHIP, a Limited Partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited partnership caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

HOME PATH FINANCIAL LIMITED PARTNERSHIP also certifies that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- City of Franklin
- Wisconsin Department of Administration
- Milwaukee County
- Wisconsin Department of Transportation

IN WITNESS WHEREOF, the said HOME PATH FINANCIAL LIMITED PARTNERSHIP, has caused these presents to be signed by (print name) _____, its (title) _____, at (city) _____, County, Wisconsin, on this _____ day of _____, 20____.

In the presence of: HOME PATH FINANCIAL LIMITED PARTNERSHIP

(name signature - title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, (name) _____, member, of the above named limited partnership, to me known to be the person who executed the foregoing instrument, and to me known to be such member of said limited partnership and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited partnership company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CITY OF FRANKLIN CERTIFICATE

Resolved, that the plat known as WOODFIELD TRAIL SUBDIVISION, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, which has been filed for approval, be and is hereby approved as required by Chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of resolution No. _____ adopted by the Common Council of the City of Franklin, Wisconsin on the _____ day of _____, 20____, which action becomes effective upon receipt of approval of all other reviewing agencies and all conditions of the City of Franklin's approval were satisfied as of the _____ day of _____, 20____.

Date _____ John R. Nelson, Mayor

Date _____ Shirley J. Roberts, City Clerk

CITY OF FRANKLIN TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Danielle Brown, being duly appointed, qualified and acting Director of Finance and Treasurer of the City of Franklin, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 20____ on any of the lands included in the plat of WOODFIELD TRAIL SUBDIVISION.

Date _____ Danielle Brown, Director of Finance and Treasurer

MILWAUKEE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, David Cullen, being duly elected, qualified and acting Treasurer of Milwaukee County, do hereby certify that the records in my office show no unpaid taxes and no unredeemed tax sales or special assessments as of _____, 20____ affecting the lands included in the plat of WOODFIELD TRAIL SUBDIVISION.

Date _____ David Cullen, Milwaukee County Treasurer

THE UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

HOME PATH FINANCIAL LIMITED PARTNERSHIP, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee,

and SPECTRUM MID-AMERICA, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

GENERAL NOTES:

- No direct vehicular access shall be allowed on to West Loomis Road - State Trunk Highway "36" & "45".
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0205E. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetland delineation per the recorded Certified Survey Map No. 9338.
- OUTLOT OWNERSHIP AND PURPOSE: All Outlots of the plat of WOODFIELD TRAIL SUBDIVISION shall be maintained by the WOODFIELD TRAIL SUBDIVISION Homeowners Association for storm water management purposes and open space and each individual lot owner shall have an undividable fractional ownership of the outlots and that Milwaukee County and the City of Franklin shall not be liable for any fees or special assessments in the event Milwaukee County or the City of Franklin should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the City of Franklin. The Homeowners Association grants to the City the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the City for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the City. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of WOODFIELD TRAILS SUBDIVISION an undividable one-thirteenth (1/13th) interest in said Outlots. The developer and all subsequent owners warrant and represent that said outlots for assessment purposes will have no value per se, and the 1/13th interest in said outlots would be assessed with each of the buildable lots. In the event that said outlots are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/13th per buildable lot, of the taxes due on said outlots. In the event that these said taxes are not paid, Milwaukee County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
- WETLAND RESTRICTIONS
 - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Milwaukee County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The removal of topsoil or other earthen materials shall be prohibited.
 - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Milwaukee County.
 - Grazing by domesticated animals, ie., horses, cows, etc., shall be prohibited.
 - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
 - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
 - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Milwaukee County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - Construction of buildings within the wetland boundary is prohibited.
- Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.
- No grading activities will take place within the 30-foot wetland buffer.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the Northwest corner of the Northeast 1/4 Section 30, Town 5 North, Range 21 East, Elevation = 803.18.
- CONSERVATION EASEMENT RESTRICTIONS:
 - There shall be no construction or placement of buildings or any other structure.
 - There shall be no construction or any improvements, unless, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like.
 - There shall be no excavation, dredging, grading, mining, drilling or changes to the topography of the land or its natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees;
 - There shall be no filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste or other landscape materials, ashes, garbage, or debris.
 - There shall be no planting of any vegetation not native to the protected property or not typical wetland vegetation.
 - There shall be no operation of snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles with in the Conservation Easement.
- City of Franklin Department of Development Board of Zoning and Building Appeals approved Variance Case No. 2022-01 January 19, 2022, to reduce the required front yard building setback for the R-8 Multiple-Family Residence District to 20 feet.

CURVE TABLE							
CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	BOUNDARY	880.75'	7877.60'	006°24'21"	N42°00'54"E	880.29'	N45°13'05"E
	OUTLOT 2	638.81'	7877.60'	004°38'46"	N42°53'42"E	638.63'	N40°34'18"E
	OUTLOT 1	241.94'	7877.60'	001°45'35"	N39°41'31"E	241.93'	N38°48'43"E
C2	BOUNDARY	63.81'	180.00'	020°18'43"	S10°29'23"W	63.48'	S20°38'45"W
C3	BOUNDARY	19.91'	120.00'	009°30'17"	S05°05'10"W	19.88'	S00°20'02"W
C4	BOUNDARY	105.14'	280.00'	021°30'52"	S00°55'07"E	104.52'	S09°50'19"W
	LOT 5	87.11'	280.00'	017°49'33"	S00°55'32"W	86.76'	S07°59'15"E
	LOT 6	18.03'	280.00'	003°41'18"	S09°49'54"E	18.02'	S11°40'33"E
C5	BOUNDARY	286.27'	66.00'	248°30'51"	N44°04'02"E	109.10'	S11°40'33"E
	LOT 6	15.30'	66.00'	013°16'45"	S18°18'55"E	15.26'	S24°57'18"E
	LOT 7	60.00'	66.00'	052°05'13"	S50°59'54"E	57.96'	S77°02'31"E
	LOT 8	60.00'	66.00'	052°05'13"	N76°54'52"E	57.96'	N50°52'15"E
	LOT 9	60.00'	66.00'	052°05'13"	N24°49'39"E	57.96'	N01°12'58"W
	OUTLOT 2	90.97'	66.00'	078°58'26"	N40°42'11"W	83.94'	N80°11'24"W
C6	BOUNDARY	48.69'	32.00'	087°11'09"	N36°35'49"W	44.13'	N06°59'45"E
C7	BOUNDARY	10.91'	220.00'	002°50'33"	N08°25'02"E	10.91'	N09°50'19"E
C8	BOUNDARY	29.86'	180.00'	009°30'17"	N05°05'10"E	29.83'	N00°20'02"E
C9	BOUNDARY	42.54'	120.00'	020°18'43"	N10°29'23"E	42.32'	N20°38'45"E
C10	BOUNDARY	36.20'	180.00'	011°31'20"	N14°53'05"E	36.14'	N09°07'25"E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

DRAFTED BY: ST